

CITY OF FALLS CHURCH

CITY HALL/PUBLIC SAFETY BUILDING: RENOVATIONS & EXPANSIONS OPTIONS OVERVIEW

City Council Briefing
February 10, 2014



CITY OF FALLS CHURCH

City Hall/Public Safety Two Options Overview: Agenda

- Provide Council update
- Project goals and benefits
- Two options
 - Existing Facility Renovation/Expansion
 - Rebuild New/Tear Down Existing
- Design alternatives and functionality
- Cost implications
- Side by side comparison
- Next steps

PROJECT GOALS & BENEFITS

- Public Security
 - › Secure parking/evidence for Police and Courts
 - › Judge/inmate/public separation
 - › Central public entry point; after-hour police
 - › Facility separation into secure and public; after hour meetings security and access
- Accessibility
- Water intrusion mitigation, energy efficiency
- Circulation/wayfinding improvements
- building, stormwater, life safety code compliance
- City staff space needs, 20+year horizon

CITY HALLEXPANSION/ RENOVATION SCHMEME

DRAFT CONCEPT:
TRANSPARENT CURTAIN WALL ENTRY
VIEWED FROM PARK AVE AND LITTLE FALLS ST



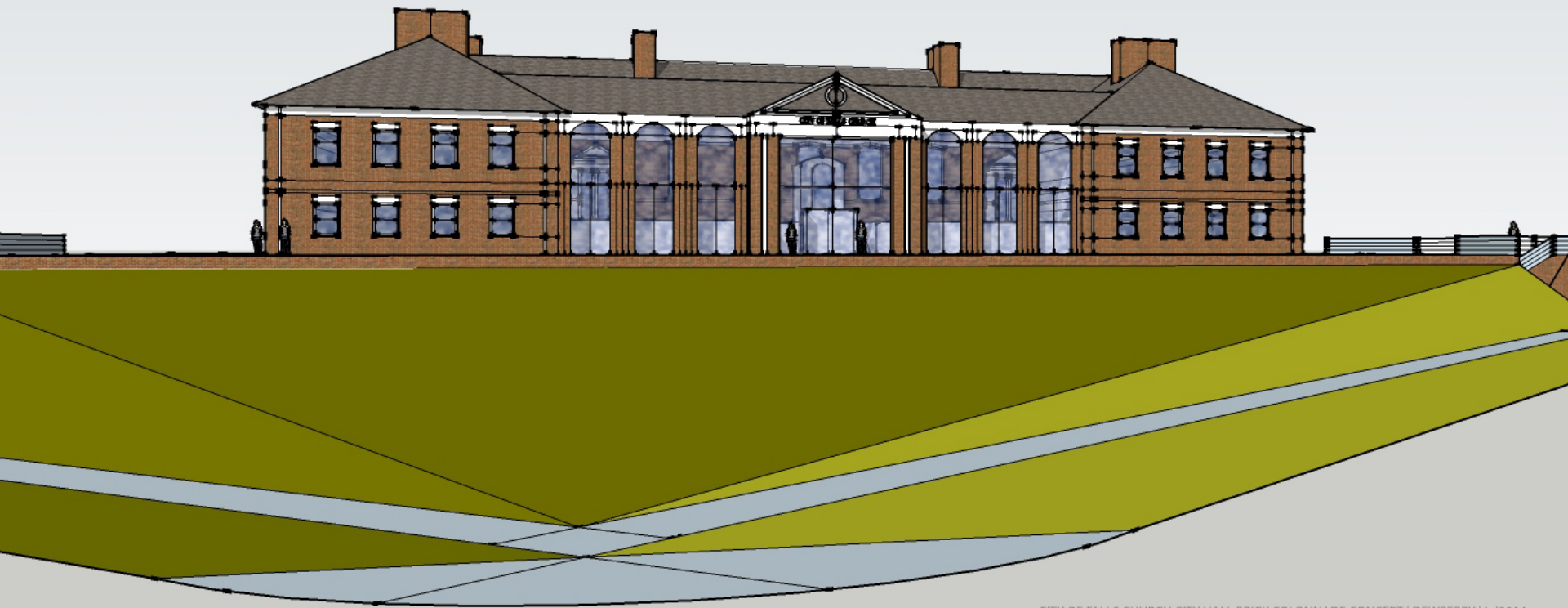
CITY OF FALLS CHURCH CITY HALL TRANSPARENT CURTAINWALL CONCEPT | DEWBERRY | jpl 2014

DRAFT CONCEPT:
COLONNADE ENTRY
VIEWED FROM PARK AVE AND LITTLE FALLS ST



CITY OF FALLS CHURCH CITY HALL LINEAR ENTRY CONCEPT | DEWBERRY | jpl2014

DRAFT CONCEPT:
PEDIMENT ENTRY
VIEWED FROM PARK AVE AND LITTLE FALLS ST

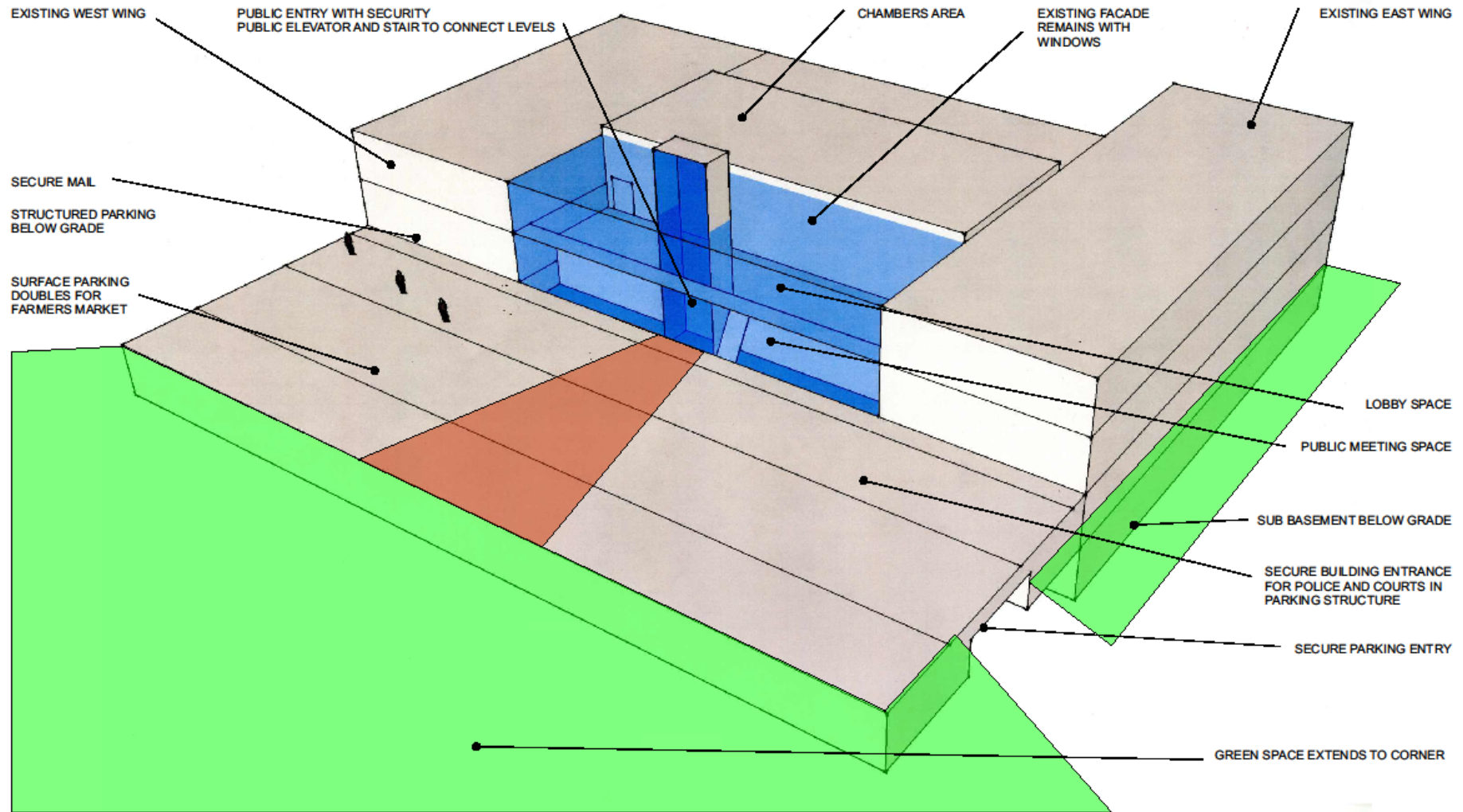


CITY OF FALLS CHURCH CITY HALL BRICK COLONNADE CONCEPT | DEWBERRY | jpl2014

DRAFT CONCEPT:
BRICK AND INDIVIDUAL WINDOW ENTRY
VIEWED FROM PARK AVE AND LITTLE FALLS ST



CITY OF FALLS CHURCH CITY HALL BRICK AND INDIVIDUAL WINDOWS CONCEPT | DEWBERRY | jpl2014



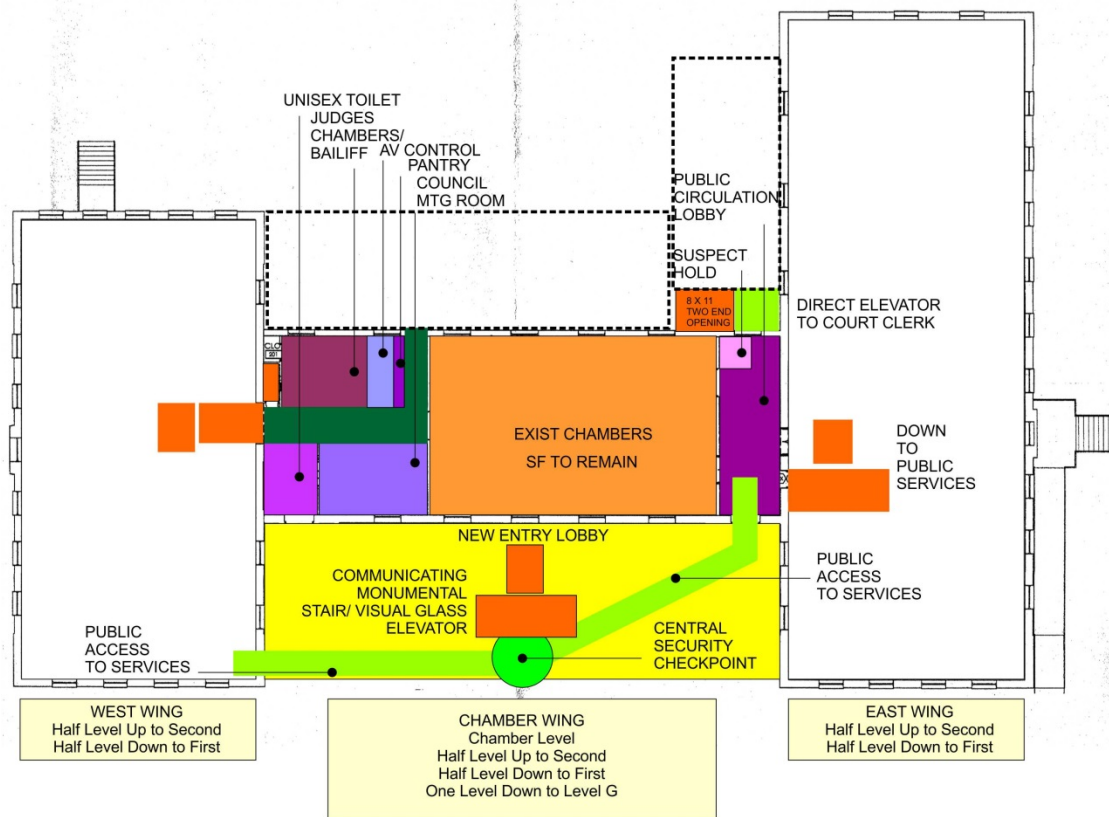
CITY OF FALLS CHURCH CITY HALL

MASTER PLANNING SCHEMES

DEWBERRY ARCHITECTS

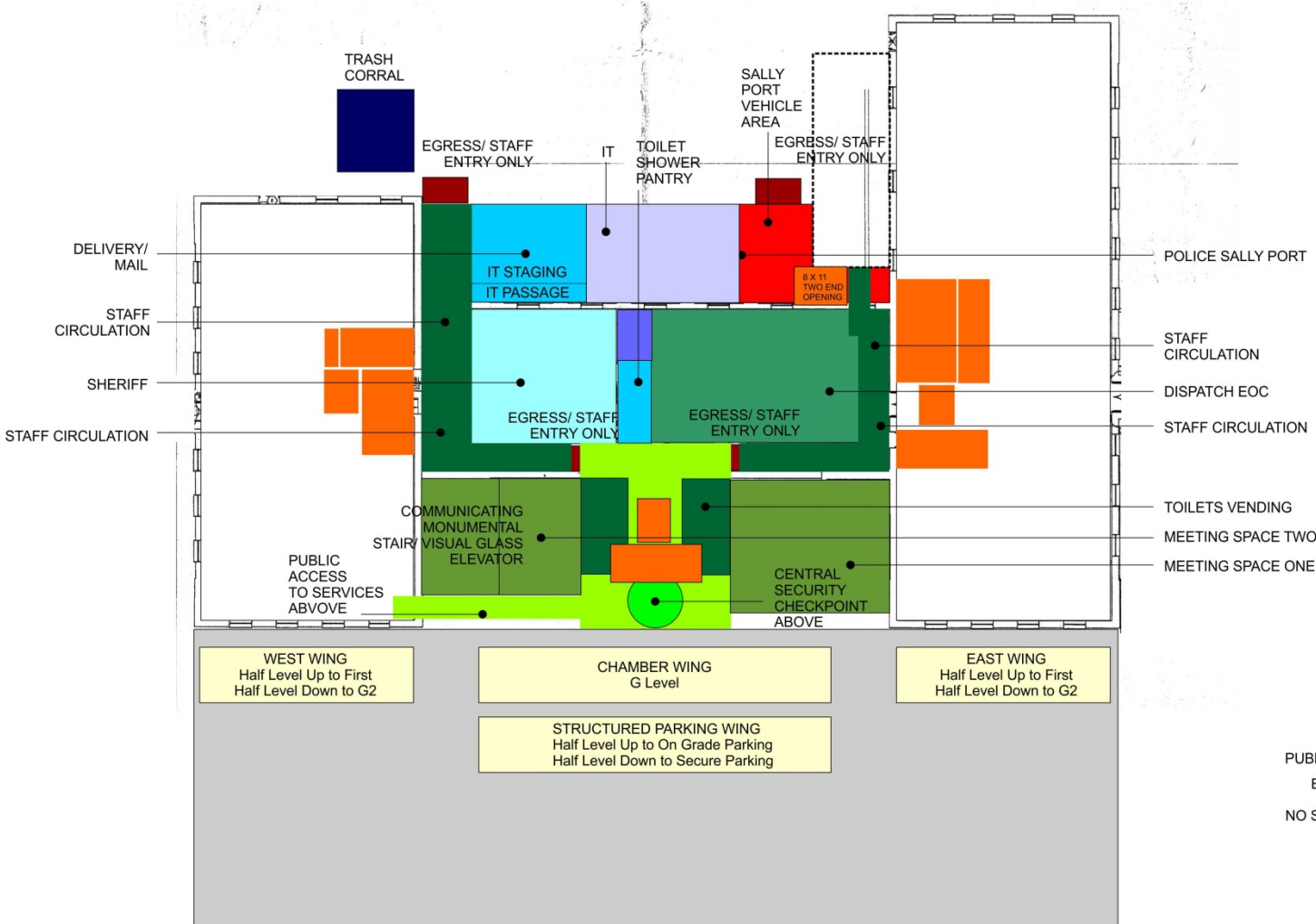
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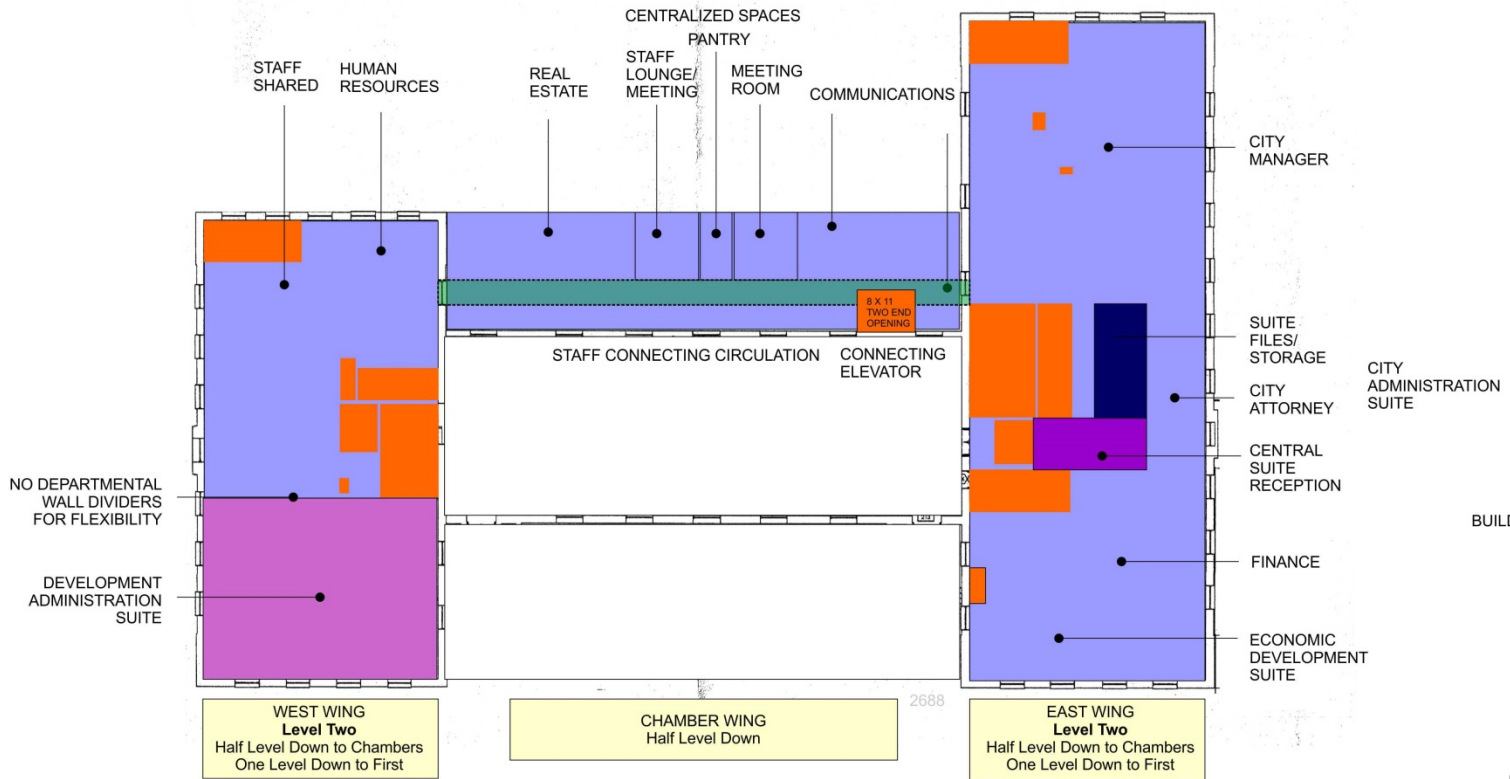
BUILDING SAFETY SYSTEMS
RENOVATIONS:
SPRINKLING
ALARMS
EXIT DEVICES
CEILINGS
LIGHTING
FLOORING

- EGRESS/ STAFF ENTRY ONLY
- PUBLIC CIRCULATION ROUTES
- BUILDING SAFETY SYSTEM RENOVATIONS ONLY
NO SPACE RECONFIGURATION
- CORE ELEMENTS
- SECURE
- PARKING STRUCTURE LOCATION



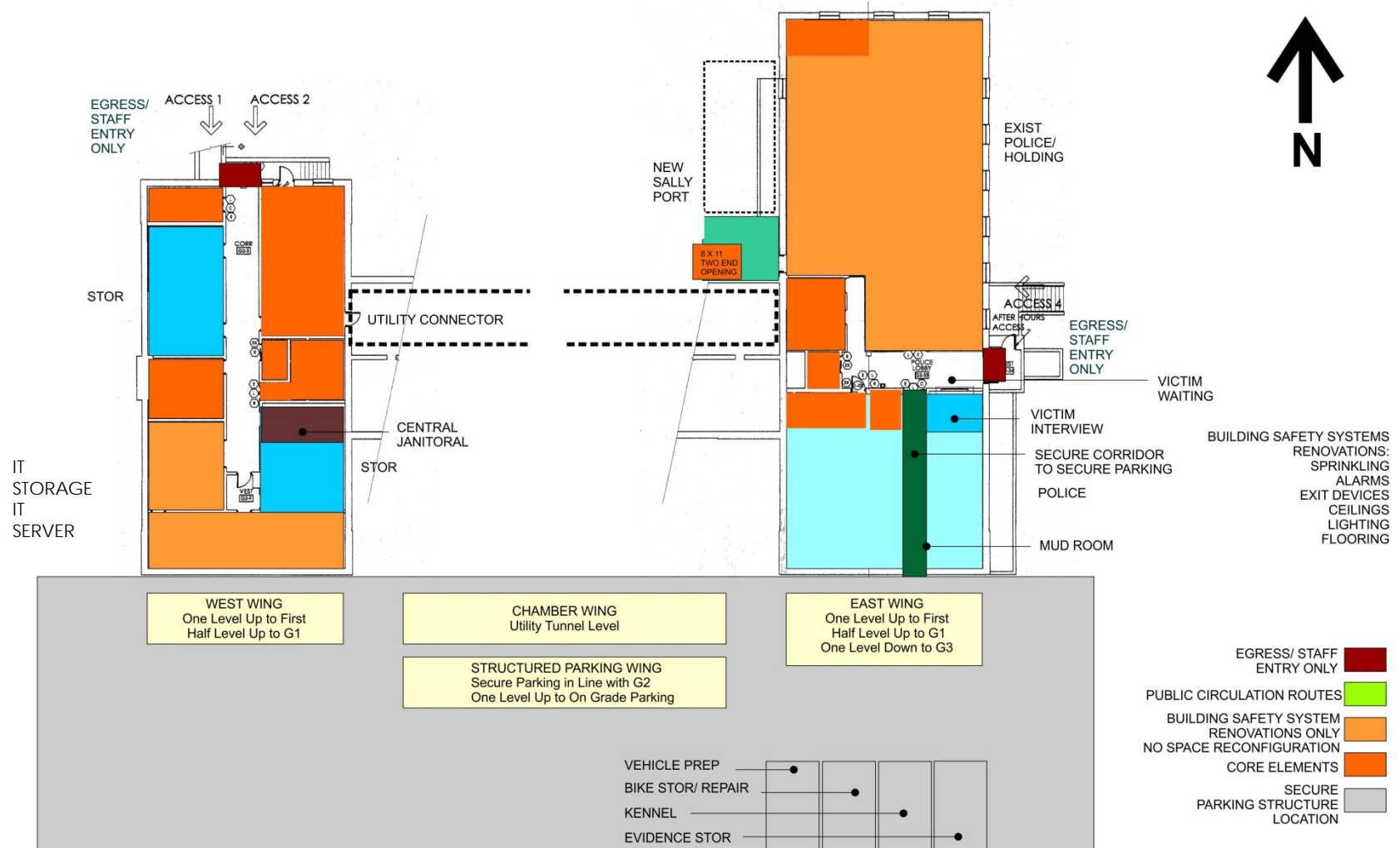
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BUILDING SAFETY SYSTEMS RENOVATIONS:
 SPRINKLING
 ALARMS
 EXIT DEVICES
 CEILINGS
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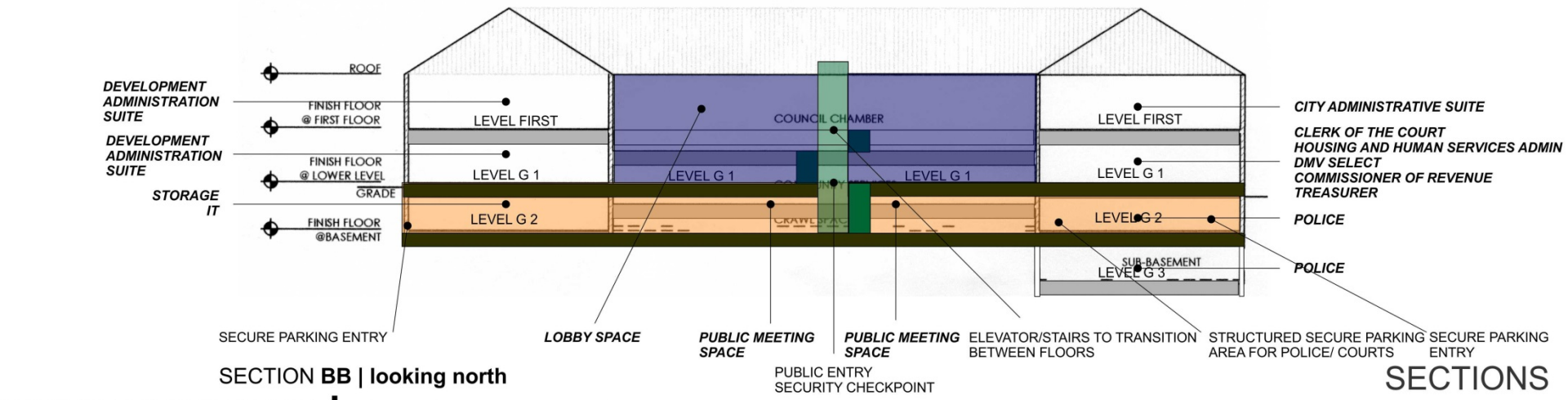
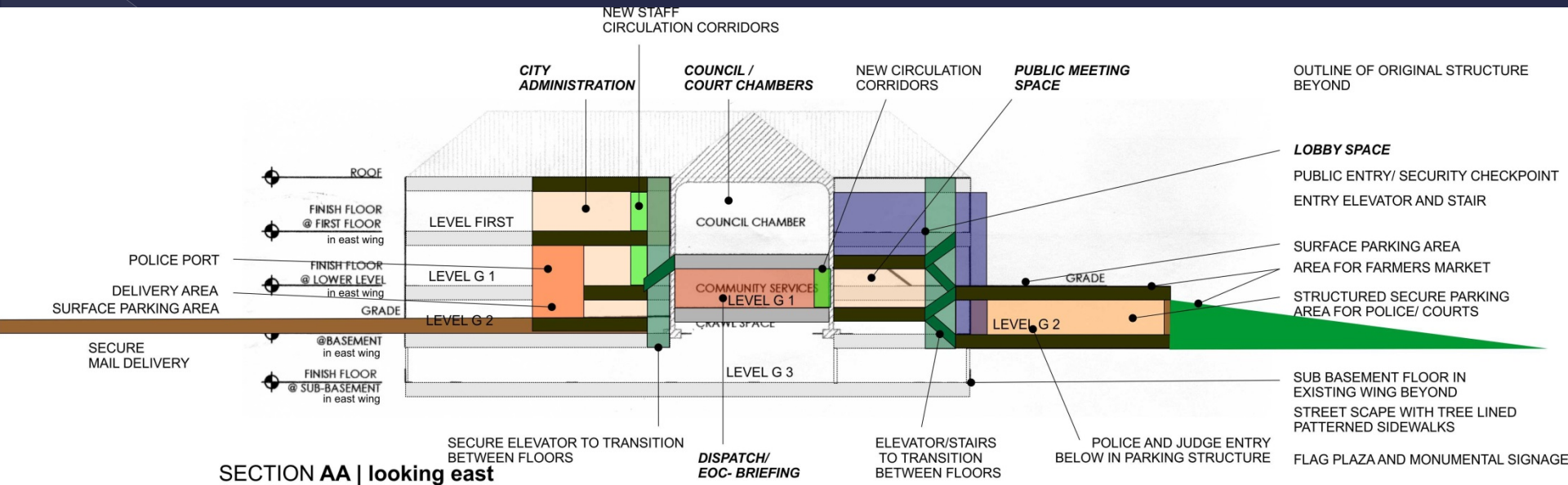


CITY OF FALLS CHURCH CITY HALL SAFETY RECONFIGURATIONS

DEWBERRY ARCHITECTS

LOWER LEVEL ONE (G2)

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CITY OF FALLS CHURCH CITY HALL

MASTER PLANNING SCHEMES

SECTIONS

SECTIONS

DEWBERRY ARCHITECTS

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CITY HALL REBUILD/TEAR DOWN SCHEME



CITY OF FALLS CHURCH CITY HALL

MASTER PLANNING SCHEMES

PLAN AT CORNER OF PROPERTY

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CITY HALL TEAR DOWN SCHEME
3 LEVEL MASSING REPRESENTATION
VIEWED FROM PARK AVE AND LITTLE FALLS ST



CITY HALL TEAR DOWN SCHEME ROUGH COSTING

Project Element	Estimated Cost
Construction of 3 story, 50,000 SF new building and associated parking (2 levels – at grade and secure below grade)	\$24,276,000
Demolition of Existing Building and Haz Mat Abatement	\$905,652
Estimated Total:	\$25,181,652*
Extend project scope to full build-out of 4 story, 80,000 SF new building	\$12,600,000
Estimated full build-out total:	\$37,781,652*

*Costs do not include furniture, fixtures and equipment, relocation costs, and undetermined site reconfiguration work (such as additional parking on demolished site, green space, entry road work).

PROJECT OPTION COMPARISONS

Approved CIP Expansion/Renovation	Tear Down/Rebuild
50K square feet (sf); space needs for 20+ year horizon	50K sf; space needs for 20+ year horizon
\$11.7M (adopted) retains existing structure foundation, reuses most FFE, updates 30+ year old infrastructure	\$25M+ new construction/new FFE (\$38M+ if 80K sf)
Goals & benefits achieved	Goals & benefits achieved
Retains the traditional look and location with front park/street activation	Relocates to urban street look with entrance & park activation in rear
Retains core building infrastructure and unique police/court functions; recent reinvestment funds preserved	Design options for offices, higher sf costs for police/court functions
Phased construction necessary to allow for concurrent service delivery	Service delivery continues until new building relocation, no parking on-site until project completion

Next Steps

- Council input on this “touchpoint”
- Court Judges and Planning Commission detailed project briefings in February
- Council concurrence to proceed to 20% design
 - Departmental and public safety space need confirmation
 - Community charette/engagement
- Council review at this “touchpoint”
- Proceed to full engineering, construction bid docs and construction

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